

## EXHIBIT A

WARRANTY DEED FROM DOCTORS OFFICE BUILDING, INC. TO  
DOCTORS OFFICE BUILDING REALTY TRUST

A CERTAIN LOT or parcel of land situate on the north side of Kennedy Memorial Drive in Waterville, County of Kennebec and State of Maine, and further bounded and described as follows:

BEGINNING at an iron pin situate on the north side of Kennedy Memorial Drive, which pin marks the southeasterly corner of the premises herein conveyed and the southwesterly corner of the premises formerly owned by Theodore R. Crocker; thence westerly along the north side of Kennedy Memorial Drive a distance of 101.9 feet; thence northerly a distance of 15 feet; thence westerly along the north side of said Kennedy Memorial Drive a distance of 74 feet to an iron pin and marking the southwesterly corner of the premises herein conveyed and the southeasterly corner of premises owned now or formerly by Leland G. Pooler; thence N 30° 0' E a distance of 700 feet to a cedar stake; thence S 60° 0' E a distance of 480 feet to a cedar stake; thence S 56° 26' W along a fence and a stone wall a distance of 650 feet, more or less, along the said Crocker northwesterly line to an iron pin; thence S 30° 56' W a distance of 122 feet to the point of beginning.

MEANING AND INTENDING to convey the premises conveyed to DOCTORS OFFICE BUILDING, INC. by JOHN J. CASALE by deed recorded in the Kennebec County Registry of Deeds in Book 1523, Page 269.

ALSO, A CERTAIN lot or parcel of land situate in said Waterville and bounded and described as follows:

BEGINNING in the northerly line of the Oakland Road at a point directly opposite an iron pin driven in the ground, which said pin is in line with the boundary line between land formerly of George A. Dingley and land of Fred S. Penney; thence northwesterly in the line between said Dingley land and said Penney land eighty-eight (88) feet to a cedar post; thence deflecting to the right and in a northerly direction two thousand three hundred thirty (2330) feet to the southerly line of the right of way of the Waterville & Oakland Street Railway; thence westerly along said southerly line of Waterville & Oakland Street Railway right of way three hundred sixty-one and five tenths (361.5) feet to the northeasterly corner of land now or formerly owned or occupied by Alfreda E. Clement; thence southwesterly in the southeasterly line of said Clement land two thousand and ninety-one and six tenths (2091.6) feet to an angle point; thence deflecting to the left and running in a southerly direction one hundred twenty-two (122) feet to the northerly line of said Oakland Road; thence easterly in the northerly line of said Oakland Road two hundred eighteen and five tenths (218.5) feet to the point of beginning.

MEANING AND INTENDING to convey the premises conveyed to DOCTORS OFFICE BUILDING, INC. by THEODORE R. CROCKER by deed recorded in the Kennebec County Registry of Deeds in Book 1469, Page 244.

EXCEPTING AND RESERVING from both of the above described premises that portion of said premises as conveyed by DOCTORS OFFICE BUILDING, INC. to KMD ASSOCIATES by Warranty Deed dated October 19, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2516, Page 304.

SAID premises are conveyed subject to any easements affecting said premises but together with the benefit of any easements held by DOCTORS OFFICE BUILDING, INC. which are appurtenant to or benefit the above described premises.

ALSO, EXCEPTING AND RESERVING from the second described parcel that portion of said parcel which was made a Condominium under the Maine Condominium Act by Condominium Declaration dated December 18, 1986, recorded in the Kennebec County Registry of Deeds in Book 3076, Page 224, and known as DOCTORS OFFICE BUILDING CONDOMINIUM.

RECEIVED KENNEBEC SS.

1986 DEC 30 AM 9:00

RECORDED FROM ORIGINAL